

Draft of 11/12/14

Chadds Ford Township  
Delaware County, PA

Planning Commission Meeting  
Wednesday, October 22, 2014  
7:00PM

Officials Present

Craig Huffman, Chairman  
Mike Ashmore, Vice Chairman  
Bill Mock, Commissioner  
Tom Kerwin, Commissioner  
Tom Singer, Commissioner  
Amanda Serock, Manager  
Michael Schneider, Engineer  
Matt DiFilippo, Secretary

Call to Order

Chairman Huffman called the meeting to order at 7:00PM.

Approval of Minutes

Upon motion and second (Ashmore/ Mock) the PC approved the PC meeting minutes of Wednesday, September 10, 2014.

Public Comment

Valerie Hoxter, Painters Crossing, stated she is recording the meeting.

Text Amendment and Map Change: 600 Brandywine Drive, K. Hovnanian Townhouse Proposal

John Jaros, counsel representing K. Hovnanian, presented on behalf of his applicant and per the request of the Board of Supervisors and Township Planning Commission, a draft amendment to the PBC-1 zoning ordinance to allow multifamily homes by conditional use in a PBC-1 zone, with the intention of re-zoning 600 Brandywine Drive to PBC-1. Chairman Huffman reported the history of the applicant's petition, and asked Township staff to make the draft amendment prepared by Mr. Jaros available on the Township website. The following details were discussed: using the term green space rather than open space, minimum unit sizes, aesthetic controls dealt with during any future Conditional Use hearings rather than within the ordinance, landscaping and buffering, 2-car garages for each unit and off-street parking, impervious coverage and set-back calculations, setting precedence with amendments to an ordinance and circulating a second draft well in advance of the next Planning Commission meeting, November 12, 2014.

Samantha Reiner, Webb Road, inquired about dwelling units per acre, and possibly spot-zoning.

Valerie Hoxter, Painters Crossing, inquired about an environmental study for 600 Brandywine Drive, a traffic study for Brandywine Drive, stormwater management issues and impervious coverage. She asked that a letter from a neighboring resident, Eric Gartner, Harvey Lane, be added with the minutes.

PRD-3 Plan: Oakland & Brintons Bridge Roads, J. Grace Development Residential

Michael D'Ignazio, counsel for Mansfield Development, LLC (J. Grace Co.), reported the history of the project up until this point in time. Chairman Huffman inquired if a proposed PRD-3 amendment would be provided and circulated before the November 12, 2014 meeting. It was discussed that a PRD-1 or PRD-3 will require an engineer's version of a R-1 plan to establish the total number of homes capable of being built on the site.

Bruce Prabel, Heyburn Road, asked if J. Grace Co. was the equitable owner, how many homes could actually be built on the site, and why 106 Bellefair Lane is being marketed online as a 14-acre home for sale. He also stated that R-1 required a 200 foot front yard setback.

Joe Grace, J. Grace Co., stated that everything listed is subject to approvals.

The Planning Commission requested that all future plans sent be sent electronically.

Preliminary/ Final Plan: 1550 Wilmington Pike, Ruggeri Cadillac (11/20/14)

Jim Gade, engineer representing the applicant, stated that the applicant is seeking final plan approval. He reported the variances the applicant received and did not receive and reported submitting a revised plan to the Township's engineer. The following items were discussed: a waiver for posting improvement security for landscaping, a waiver for an environmental impact study, unloading and loading zone for car carriers, required parking spots, impervious coverage, the ZHB decisions, the denied oil-water separator variance, setbacks, stormwater management, the current onsite sewage disposal system, tree species and timeline of the application and notice of the applicant returning to the ZHB to request a sign variance.

Motion

Upon motion and second (Huffman/ Singer) the PC recommended approval of Ruggeri Cadillac's preliminary/ final plan for 1550 Wilmington Pike subject to the terms and conditions of any engineering conditions set forth by Pennoni Associates, a waiver allowing the applicant to combine the preliminary/ final plan, waiving any improvement securities and waiving a further environmental impact study.

Motion passes.

#### Ordinances and Comprehensive Plan Review

Frank Murphy, Marshall Road, Township Supervisor, expressed his appreciation to the Planning Commission for reviewing the noise ordinance. He continued, the Township formed a Strategic Planning Committee and recommended stormwater management issues to be addressed by the committee (Samantha Reiner, Chair), as well as hiring a consultant and coordinating efforts with the Planning Commission. The Planning Commission discussed the following ordinances: firearms, animal and noise. Enforcement issues concerning all three ordinances were discussed.

#### Stormwater Management Discussion: Drainage Study

There was discussion about the Township's Strategic Advisory Board working in conjunction with the Planning Commission. Engineer Schneider explained the procedure for preparing an RFP. There was continued discussion about current problems in the Township regarding stormwater management.

#### Adjournment

Upon motion and second (Ashmore/ Kerwin) the PC adjourned the meeting at 9:30PM.

Respectfully submitted,

Matt DiFilippo  
Secretary